



# CITY OF LODI COUNCIL COMMUNICATION

**AGENDA TITLE:** Presentation of Community Improvement Award

**MEETING DATE:** March 19, 2008

**PREPARED BY:** Community Development Department

**RECOMMENDED ACTION:** That the Mayor present a community Improvement Award to Crystal Kirst, developer of the properties at 501 Maple, 503 Maple and 740 S. Garfield, for her accomplishment in improving that neighborhood.

**BACKGROUND INFORMATION:** In an effort to provide recognition to owners or occupants of residential, commercial or industrial properties that have made noted improvements or have demonstrated a history of a well-maintained property, all of which contributes to the beautification of the community, the Community Improvement Award program was established. Community Improvement Award nominations are received at various times throughout the year and are brought before the Lodi Improvement Committee for review at their regular meetings. City Staff provides the Improvement Committee with any pertinent information, including property ownership, the nature of the improvements or conditions upon the property that warrant recognition, as well as any background pertaining to code enforcement, police activity or other notable issues that could have bearing on the nomination.

At the Lodi Improvement Committee of March 4, 2008, the following information and supporting photographs regarding the properties at 501 & 503 Maple and 740 S. Garfield, that had been nominated for a community Improvement Award were received and taken under consideration:

501 Maple – 503 Maple – 740 S. Garfield  
Developer: Crystal Kirst

**These three properties were once part of one larger property. On that property there was one single-family dwelling and an old motor lodge with seven small rental units. As it existed in that form, it had become a run down, dilapidated property that was the subject of a code enforcement action that eventually condemned the seven motor lodge units and vacated the single-family dwelling due to substandard conditions.**

The property was initially sold to investors who had plans to demolish all the old buildings and build a two-story, seven unit apartment complex. While the removal of the existing structures was considered a plus by residents in the neighborhood, there was strong opposition to the proposed apartment complex due to the scale and size of the new units and the increase in traffic that they would bring.

That project was eventually turned down, first by the Planning Commission and again by the City Council when it was appealed. The owners at the time placed the property back on the market and it was at that

APPROVED: Blair King  
Blair King, City Manager

point in early 2006 when the property was acquired by Crystal Kirst. **Ms. Kirst** then proceeded to demolish the existing structures on the property, split the one lot into three and then built three new single-family dwellings. The demolition of the old structures has had a positive impact on the neighborhood. The development of three new dwellings in that area has only made that much more of a positive impact on the area. Please reference the attached photos for the comparison of before and after.

After the review of these nominated properties, the Lodi Improvement Committee voted unanimously to award a Community Improvement Award to **Ms. Crystal Kirst** as recognition and in appreciation for her accomplishments in improving these properties and the neighborhood.

  
FOR Randy Hatch  
Community Development Director

**Attachments**

cc: Lodi Improvement Committee  
Crystal Kirst

Community Improvement Award Nomination

501 Maple – 503 Maple – 740 S. Garfield

BEFORE

AFTER

